



AVAILABLE



FOR SALE: Restaurant/Bar



List price: **\$584,000**
(\$399,000 for Building + Land; \$185,000 for Business, FF&E)

Location: 1170 Highway 44, Reserve, LA 70084
(Corner of Hwy 44 and E 10th Street)

Building Size: Approx. 4,317 sq ft (5,317 under roof)

Land Size: 84 x 173 x 84 x 155

Zoning: C-1

Description: Established neighborhood restaurant/bar offering a versatile layout for dining, entertainment, and social gatherings. The property features dine-in areas, 2 pool tables, poker gaming area, karaoke stage, dancing area, 3 bathrooms, private office, and a 20' x 35' outdoor seating area. The building is equipped with 3 HVAC systems and a durable metal roof. The versatile setup offers multiple revenue opportunities through dining, entertainment, gaming, and bar service. This is an excellent opportunity for an owner-operator or investor.

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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